

CERTIFICATE OF APPROPRIATENESS

Application Date: October 23, 2017

Applicant: David Jefferis, Grayform Architecture, for Johnny Montenegro, GBM Realty Development, owner

Property: 119 North St, Lot 4, Osceola Subdivision. The property includes a historic 2,900 square foot, two-story wood frame four-plex situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman/Foursquare residence, constructed circa 1924, located in the Germantown Historic District.

The residence features a 139 square foot non-historic addition at the rear and a non-historic second-floor porch enclosure on the front (south) elevation.

Proposal: Alteration – Addition

Demolish a 139 square foot non-historic addition and construct a 300 square foot (75 sqft living space, 225 covered porches) two-story addition to the rear of a 2,842 square foot (2,640 sqft living space, 202 sqft covered porch) two-story contributing structure to measure 23' wide by 6' deep by 26' tall. The addition will have:

- Pier and beam foundation with 26" finished floor height to match existing.
- 117 wood siding; 1/1 and fixed wood windows.
- Hipped roof with pitch, eave overhang, and eave height to match existing.

The proposal also includes the following scope of work:

- The applicant proposes to alter the fenestration pattern on both levels of the west (side) elevation. All removed windows will be salvaged for reuse on the west (side) or north (rear) elevation. Please see p. 10-11.
- The existing residence has three front doors. The applicant will retain and fix in place Door 1 (left) and Door 3 (right), and remove Door 2 (middle). Door 1 will be relocated to the middle opening, and a new door installed in the left opening to match existing. Please see p. 7-8.

See enclosed detailed project description on p. 5-17 and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: Retain the existing fenestration pattern on the west (side) elevation.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The exterior features of the historic four-plex contribute to the "multi-family" character of the property. While the use of the building is changing, it should still maintain an outward appearance of a multi-family unit, which is characterized by its repeated window pattern of two larger 1/1 windows followed by one smaller 1/1 window on the side elevations.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The historic building was designed as a four-plex, with identical fenestration on the first and second levels of the side elevations (two larger 1/1 windows followed by one smaller 1/1 window). While the building is being converted into a single-family residence, altering the fenestration pattern of the historic four-plex does not preserve the character of the building as a multi-family unit.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The repeated fenestration pattern on the first and second levels of the side elevations is a distinctive stylistic exterior feature found on historic multi-family buildings. Altering this pattern on the west side elevation does not preserve this feature.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>While the applicant proposes to salvage all historic 1/1 windows on the west side elevation (either to be reinstalled on the same elevation or the rear elevation), the substantial alteration to the fenestration pattern will require extensive reframing of the wall. Relocating windows in a balloon-framed wall requires substantial demolition of the surrounding wall, along with the installation of headers at the new window locations. These alterations will result in near wholesale demolition of the existing framing and historic siding.</i> |

- ☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
The fenestration pattern of the historic four-plex contributes to the "multi-family" character of the property. While the use of the building is changing, it should still maintain an outward appearance of a multi-family building.
- ☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

GERMANTOWN DESIGN GUIDELINES

- ☐ ☒ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

Under "Compatible Changes" for Windows, the Design Guidelines state: "Maintain size and location of original window openings" (p. 22). Under "Incompatible Changes" for Windows, the Design Guidelines state: "Moving original window openings is discouraged" (p. 23).



PROPERTY LOCATION
GERMANTOWN HISTORIC DISTRICT



Building Classification
Contributing
Non-Contributing
Park

INVENTORY PHOTO



3D RENDERING – FRONT FACING NORTH

PROPOSED



06 View from Southwest
NOT TO SCALE



05 View from Southeast
NOT TO SCALE



03 View from Northeast
NOT TO SCALE



02 View from Northwest
NOT TO SCALE

SOUTH ELEVATION – FRONT FACING NORTH

EXISTING



PROPOSED



EXISTING FRONT DOORS



Door 1 (Left)



Door 2 (Middle)



Door 3 (Right)

DRAFT

EAST SIDE ELEVATION

EXISTING



PROPOSED

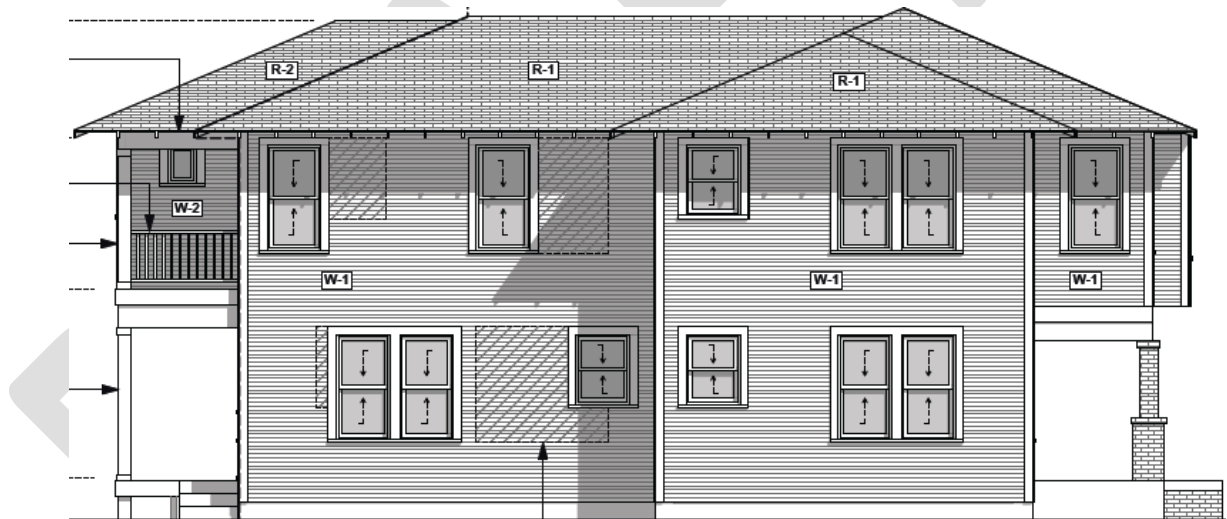


WEST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

PHOTO TAKEN FROM PUBLIC RIGHT OF WAY



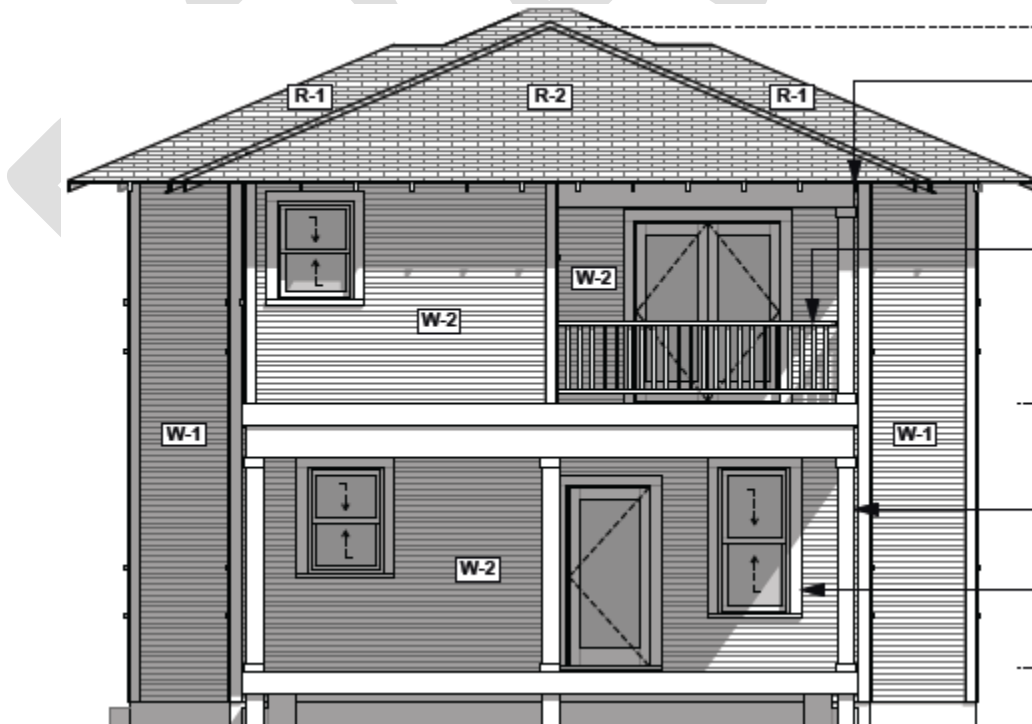
Fencing, landscaping, non-historic additions, and other impermanent obstructions, per ordinance, are not considered when determining what is visible from the street. (Sec. 33-237 (2)).

NORTH (REAR) ELEVATION

EXISTING

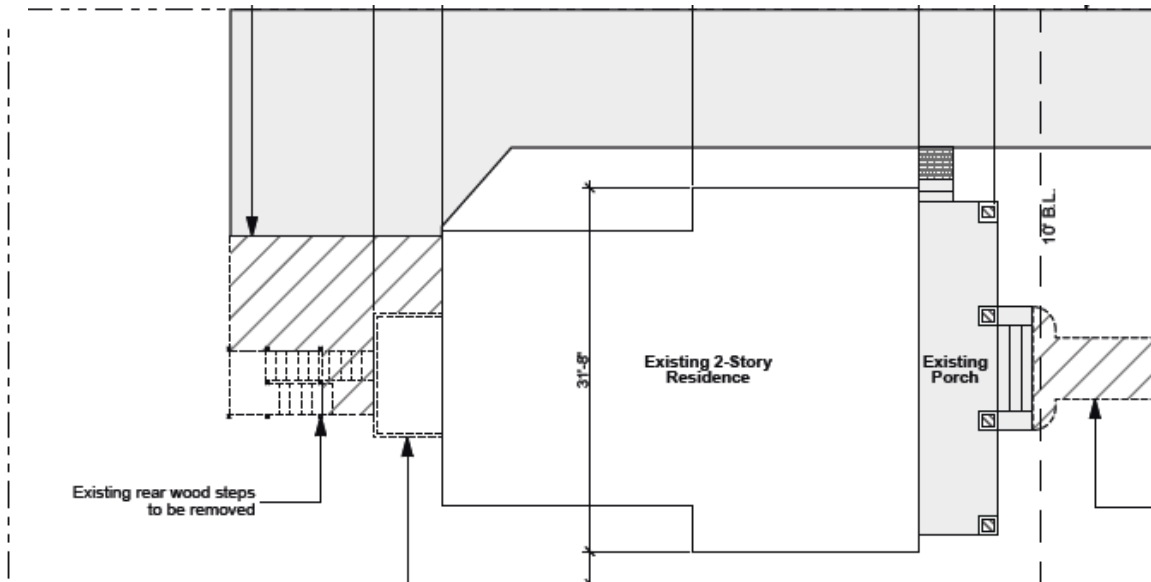


PROPOSED

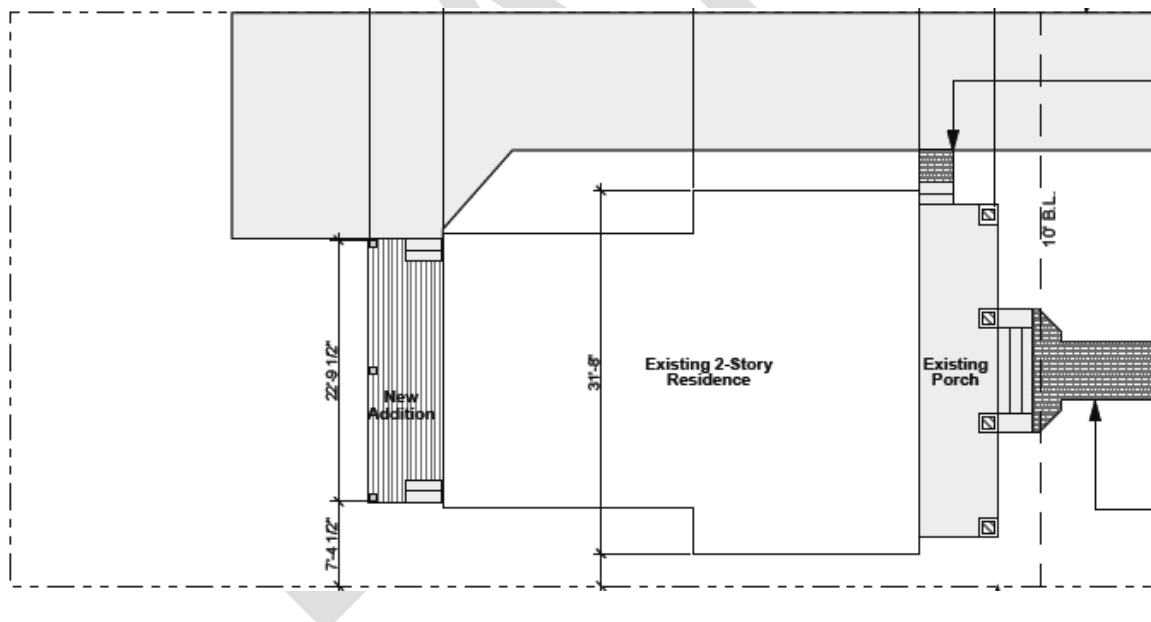


SITE PLAN

EXISTING

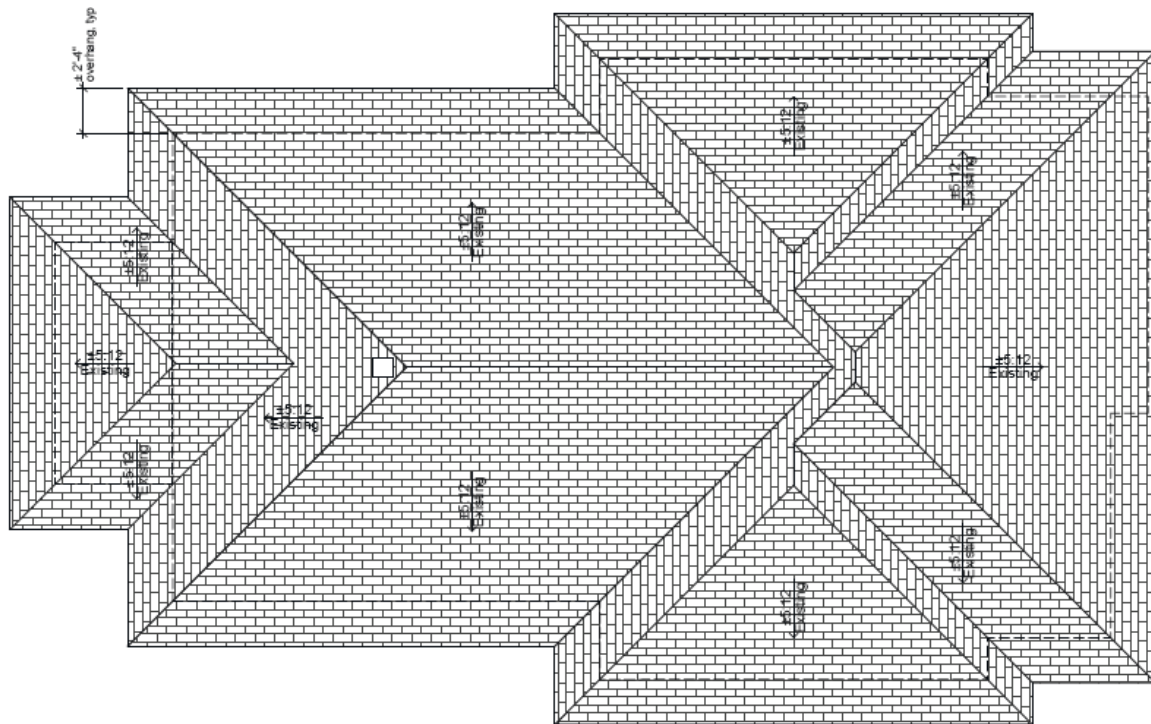


PROPOSED

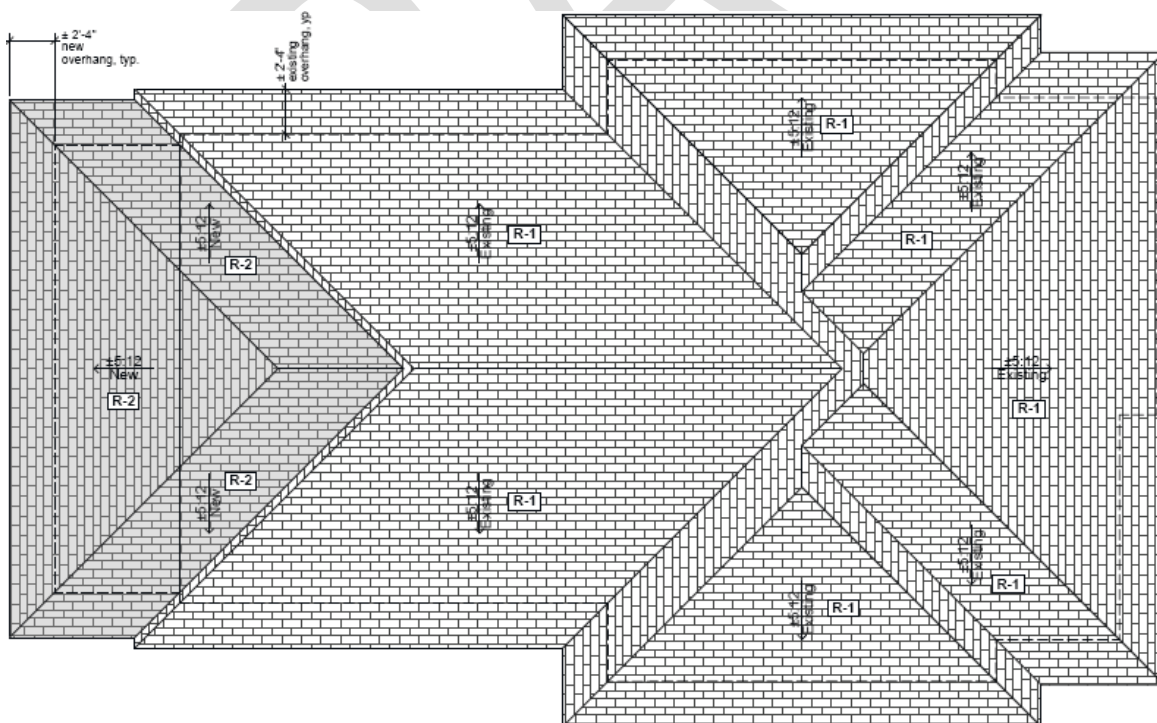


ROOF PLAN

EXISTING

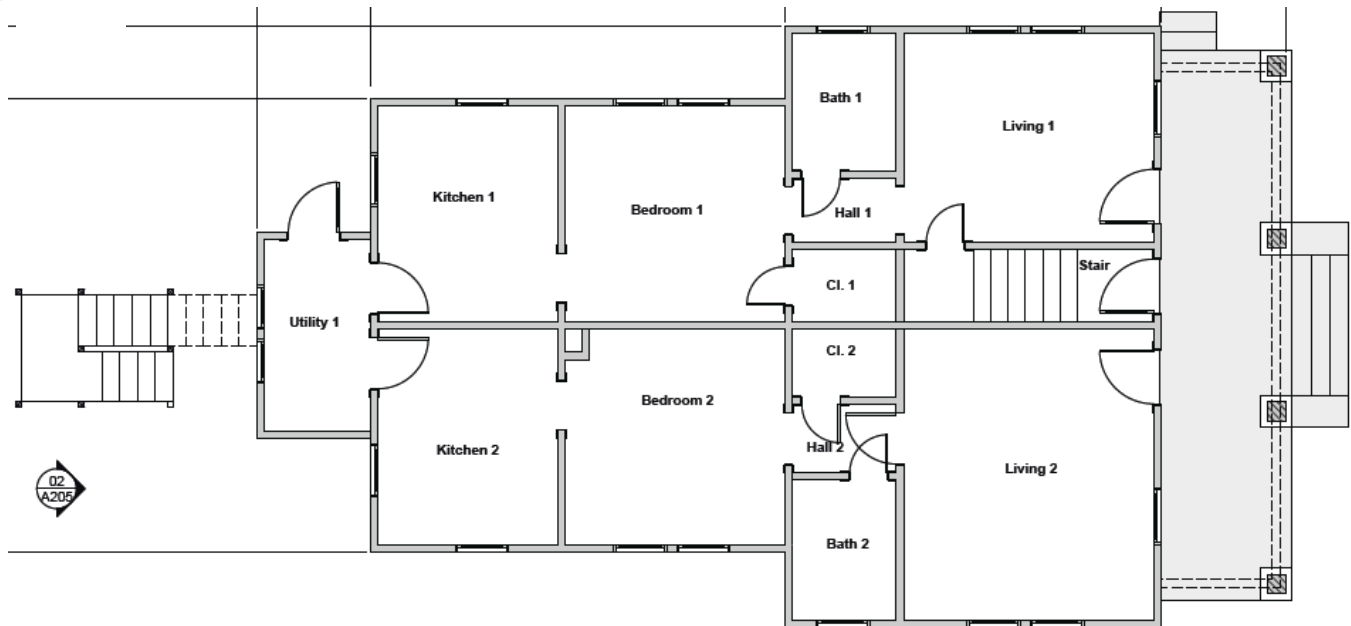


PROPOSED

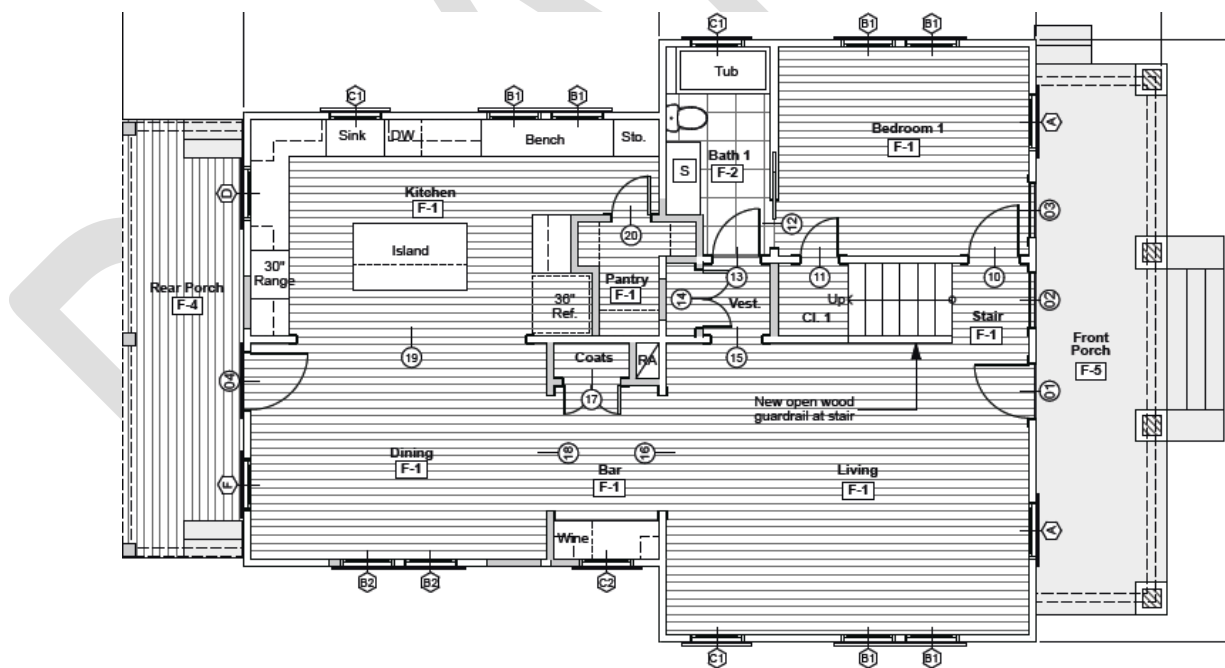


FIRST FLOOR PLAN

EXISTING

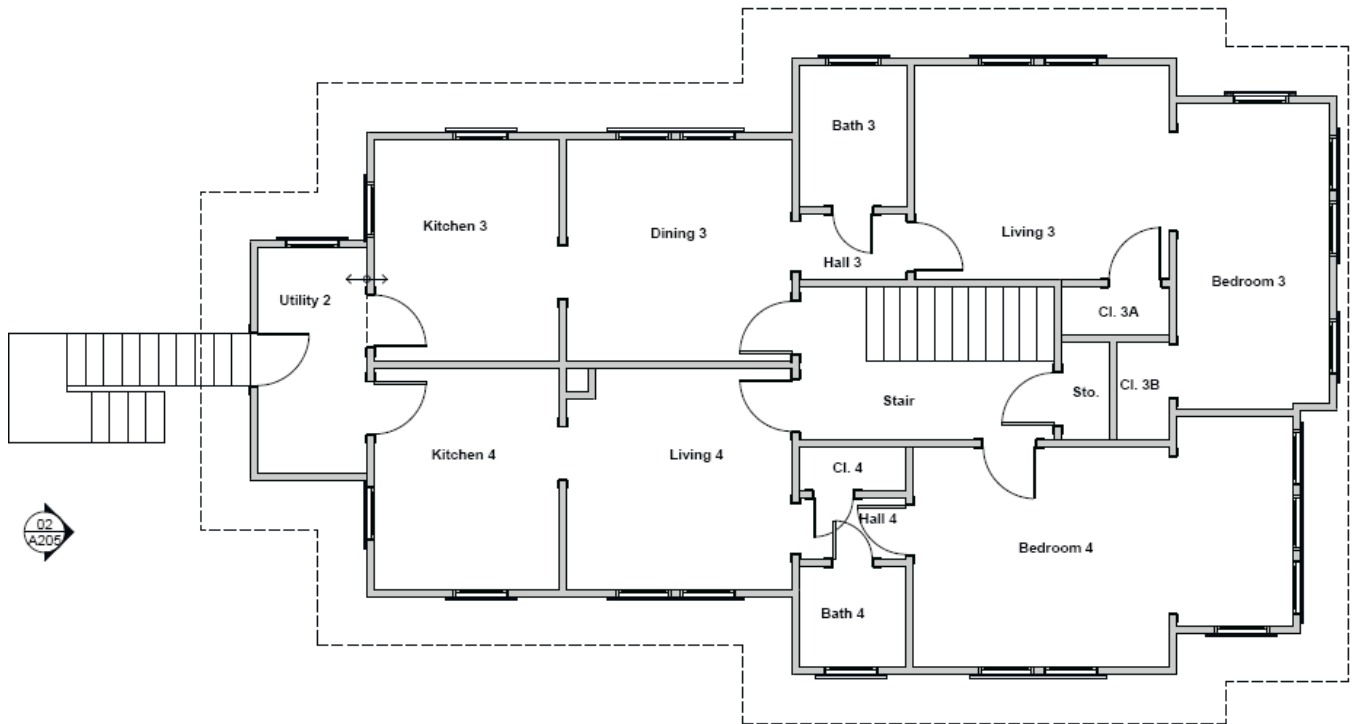


PROPOSED

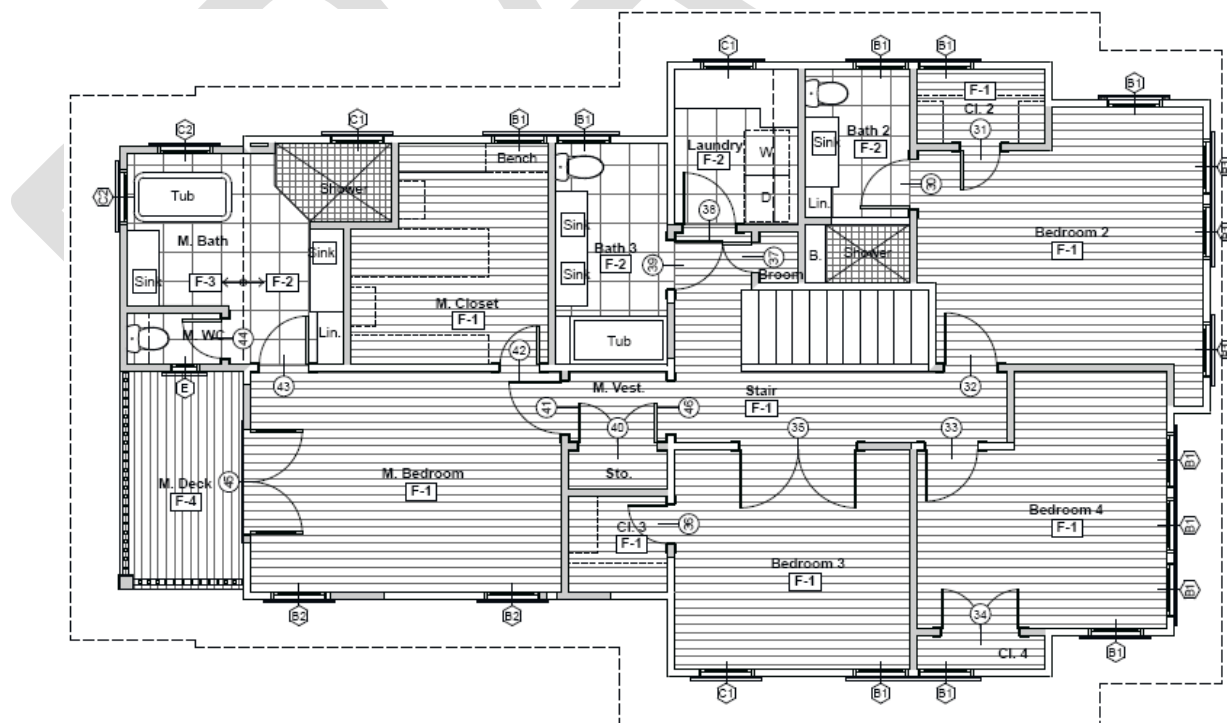


SECOND FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing 2,842 square foot (2,640 sqft living space, 202 sqft covered porch) two-story residence measures 31'-8" wide by 54'-2" deep by 26'-9" tall with a 6'-7" deep front porch. A non-historic 139 square foot rear addition will be demolished.

The proposed 300 square foot (75 sqft living space, 225 covered porches) two-story addition will measure 22'-9" wide by 6'-4" deep by 26' tall. The addition will have living space on the second level with covered porches on the first and second level.

Total square footage will increase to 3,215 square feet (2,778 living space, 427 covered porches).

Setbacks: The existing residence is setback 10' from the front (south), 15'-6" and 2'-10" from the side (east/west), and 36' from the rear (north) property lines.

The proposed addition does not affect the existing setbacks.

Foundation: The existing residence has a pier and beam foundation with a 26" finished floor height. The proposed addition will have a pier and beam foundation with a 26" finished floor height.

Windows/Doors: The existing residence features 1/1 wood windows that will remain. The applicant proposes to alter the fenestration pattern on the inset portion of the wall on the west (side) elevation. All removed windows will be salvaged for reuse either on the west (side) elevation or the north (rear) elevation. See drawings on p. 8 and window/door schedule for more detail.

The applicant proposes to retain and fix in place Door 1 (left) and Door 3 (right), and remove Door 2 (middle). Door 1 will be relocated to the middle opening, and a new door installed in the left opening to match existing.

The proposed addition will have 1/1 and fixed wood windows. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in 117 wood siding. All siding will be retained and repaired. New 117 wood siding will be feathered in to the locations of previous window openings. The brick piers and brick wing wall at the front porch will be retained.

The proposed addition will be clad in 117 wood siding.

Roof: The existing residence has a hipped roof with a 5/12 pitch, 2'-4" eave overhang with exposed rafter tails, and 19'-11" eave height. The roof is covered with composition shingles.

The proposed addition will have a hipped roof with pitch, eave overhang, and eave height to match existing.

The applicant will re-roof the residence with new composition shingles.